

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In Denton County, on FM 544, the state of Texas acquired certain land for highway purposes by a Right of Way Deed recorded in Volume 348, at Page 299, of the Deed Records of Denton County, Texas.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the exchange of an interest in real property acquired but not needed for a highway purpose as whole or partial consideration for another interest in real property needed for a state highway purpose.

The State of Texas, acting by and through the Texas Department of Transportation, and Breco Lands CH, LLC, CHPC Commercial, Ltd., and STM Mortgage, LLC have entered into an exchange agreement.

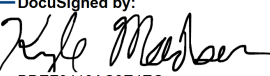
In accordance with the exchange agreement, certain land needed for a state highway purpose, described in Exhibit A (the parcels), is to be conveyed to the state by Breco Lands CH, LLC, CHPC Commercial, Ltd., and STM Mortgage, LLC, and a certain tract not needed for a state highway purpose, described in Exhibit B (the tract), is to be conveyed to Breco Lands CH, LLC, a Texas limited liability company, by the state.

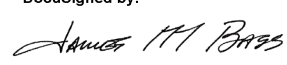
It is the opinion of the commission that it is proper and correct that the state conveys the tract to Breco Lands CH, LLC, a Texas limited liability company, in exchange for the parcels.

IT IS THEREFORE ORDERED by the commission that the tract is not needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Breco Lands CH, LLC, a Texas limited liability company, in exchange and as consideration for the parcels; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the tract described in Exhibit B.

Submitted and reviewed by:

Recommended by:

DocuSigned by:

BDEF0413AC9E4EC
Director, Right of Way Division

DocuSigned by:

A36620BA547D4BD...
Executive Director

115832 Aug 27 2020

Minute	Date
Number	Passed

Exhibit A

Page 1 of 28

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 73+30.60
To: 75+60.03

FIELD NOTES-PARCEL 4

Being 11,766 square feet of land, more or less, situated in the Amos Singleton Survey Abstract No. 1138, being a portion of that certain Tract H5 as conveyed by Bright Farms Partnership, a Texas general partnership and Castle Hills Development Corporation, a Texas corporation to Castle Hills Property Company, a Texas general partnership, by deed dated November 21, 2006 and recorded as Document No. 2006-153340, Deed Records, Denton County, Texas, said 11,766 square feet of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set at the intersection of the proposed northerly right of way line of F.M. Highway 544 and the northwesterly line of said Tract H5, same being the southeasterly line of Lot 4, Block A, Windhaven Campuses Addition, an addition to the City of Lewisville as recorded in Document No. 2009-97, Plat Records, Denton County, Texas, said iron rod bears South 24°03'58" West, a distance of 838.96 feet from a 1/2 inch iron rod with disk stamped "R.P.L.S. 2826" found for the most northerly corner of said Tract H5, said beginning point also being 87.78 feet northerly of and at right angles to centerline survey station 73+66.14 of said highway;

- (1) THENCE South 88°34'54" East, along the proposed northerly right of way line of said highway, a distance of 194.85 feet to a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set on the easterly line of said Tract H5, same being the northwesterly line of Tract H2 conveyed to Castle Hills Property Company, a Texas general partnership, by deed recorded as Document No. 2006-153340, Deed Records, Denton County, Texas;
- (2) THENCE South 23°54'25" West, along the southeasterly line of said Tract H5, also being the northwesterly line of said Tract H2, a distance of 55.85 feet to the most southeasterly corner of said Tract H5, also being the southwest corner of said Tract H2, and being on the existing northerly right of way line of said highway;
- (3) THENCE South 86°28'23" West, along the existing northerly right of way line of said highway, also being the southerly line of said Tract H5, a distance of 203.07 feet to a 1/2 inch iron rod with disk stamped "R.P.L.S. 2826" found for the southwesterly corner of said Tract H5, also being the southeast corner of said Lot 4, Block A;
- (4) THENCE North 24°03'58" East, along the northwesterly line of said Tract H5, same being the southeasterly line of said Lot 4, Block A, a distance of 74.89 feet to the POINT OF BEGINNING, and containing 11,766 square feet of land, more or less.

Exhibit A
(Page 2 of 28)

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 73+30.60
To: 75+60.03

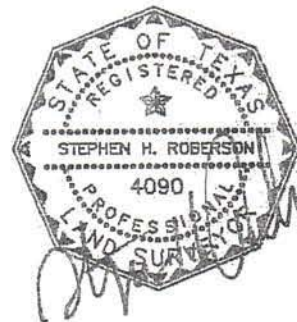
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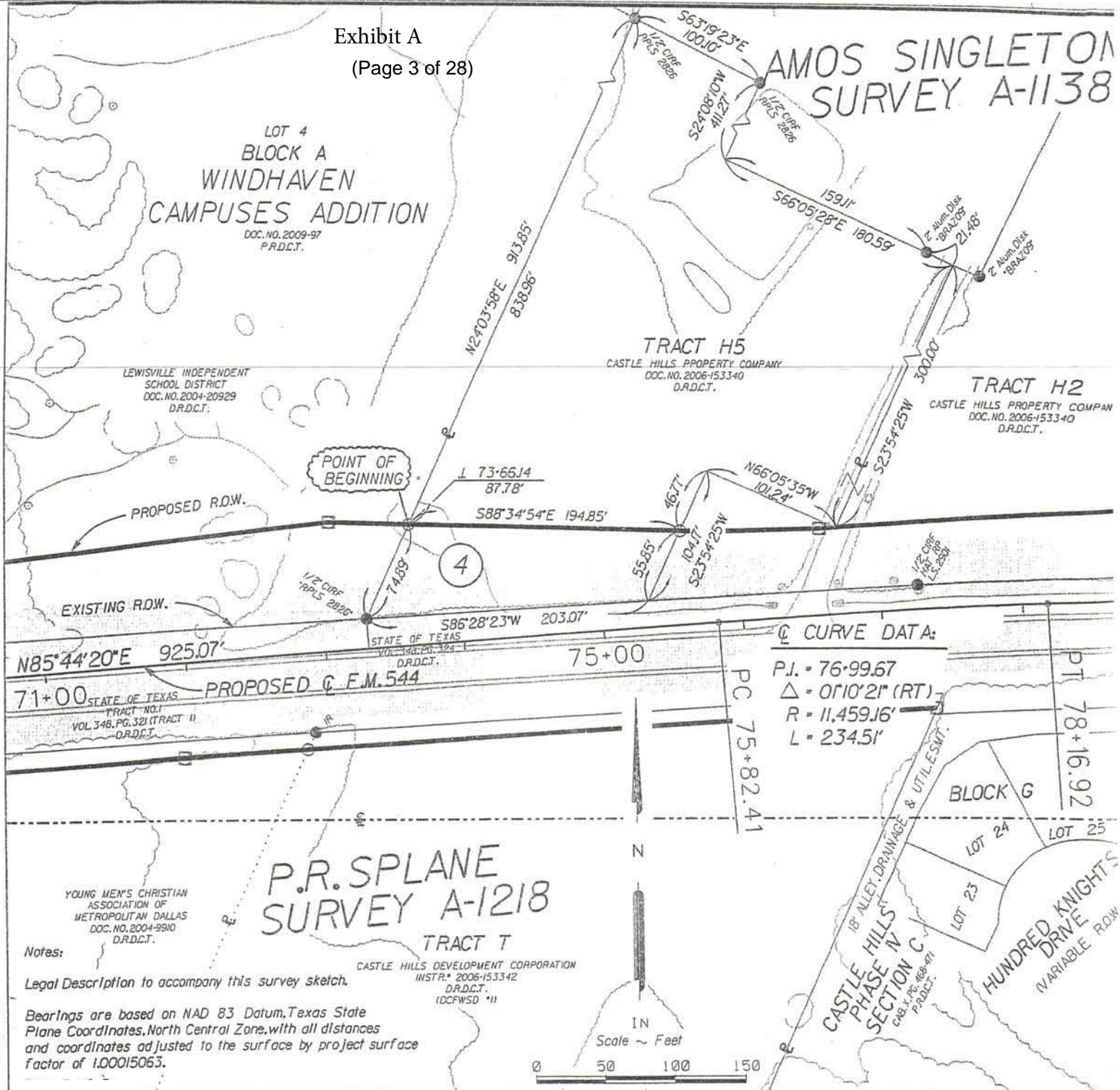
(**) The monument described and set in this call may be replaced with a TxDOT Type II right of way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00015063.

Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 8-17-10





County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 75+33.66
To: 89+57.64

FIELD NOTES-PARCEL 5

Being 3.023 acres of land, more or less, situated in the Amos Singleton Survey, Abstract Number 1138, being a portion of that certain Tract H2 as conveyed by Bright Farms Partnership, a Texas general partnership and Castle Hills Development Corporation, a Texas corporation to Castle Hills Property Company, a Texas general partnership, by deed dated November 21, 2006 and recorded as Document No. 2006-153340, Deed Records, Denton County, Texas, said 3.023 acres of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set at the intersection of the proposed northerly right of way line of F.M. Highway 544 and the northerly line of said Tract H2, same being the southerly line of that certain Tract conveyed to Gulf, Colorado & Santa Fe Railway Company, by deed dated September 8, 1958 and recorded in Volume 440, Page 62, Deed Records, Denton County, Texas, said iron rod bears South 63°09'55" East, a distance of 888.35 feet from a 1/2 inch iron rod found for the most northerly corner of said Tract H2, said beginning point also being 165.64 feet northerly of and at right angles to centerline survey station 88+29.46 of said highway; (**)

- (1) THENCE South 63°09'55" East, along the northeasterly line of Tract H2, same being the southwesterly line of said Railway, a distance of 181.34 feet to a 1/2 inch capped iron rod found (illegible) for the northeast corner of said Tract H2, also being on the east line of said Railway tract recorded in Volume 440, Page 62 and on the west line of that certain Gulf, Colorado & Santa Fe Railway Company tract recorded in Volume 440, Page 201, Deed Records, Denton County, Texas;
- (2) THENCE South 01°13'37" West, along the east line of said Tract H2, also being the west line of said Railway Tract recorded in Volume 440, Page 201, a distance of 129.61 feet to a 1/2 inch capped iron rod found stamped "HAT RPLS 2901" for the southeast corner of said Tract H2, same being in the existing northerly right of way line of F.M. Highway 544;
- (3) THENCE South 86°55'20" West, along the southerly line of said Tract H2, also being the existing northerly line of said FM 544, a distance of 1,198.55 feet to a 1/2 inch capped iron rod found stamped "HAT RPLS 2901";

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 75+33.66
To: 89+57.64

- (4) THENCE South $86^{\circ}28'23''$ West, continuing along the southerly line of said Tract H2 and said existing right of way line, a distance of 193.17 feet to the most southerly southwest corner of said Tract H2, same being the most southerly southeast corner of Tract H5 of said Castle Hills Property Company deed;

- (5) THENCE North $23^{\circ}54'25''$ East, along the west line of said Tract H2, also being the east line of said Tract H5, a distance of 55.85 feet to a 5/8 inch iron rod with an aluminum disk stamped "TXDOT" set in the proposed northerly right of way line of F.M. Highway 544;

THENCE the following five (5) courses along the proposed northerly right of way line of F.M. Highway 544:

- (6) South $88^{\circ}34'54''$ East, a distance of 21.00 feet to a 5/8 inch iron rod set with an aluminum disk stamped "TXDOT"; (**)
- (7) North $88^{\circ}10'33''$ East, a distance of 79.19 feet to a 5/8 inch iron rod set with an aluminum disk stamped "TXDOT"; (**)
- (8) North $85^{\circ}42'48''$ East, a distance of 390.93 feet to a 5/8 inch iron rod set with an aluminum disk stamped "TXDOT"; (**)
- (9) North $80^{\circ}57'22''$ East, a distance of 420.79 feet to a 5/8 inch iron rod set with an aluminum disk stamped "TXDOT"; (**)
- (10) North $65^{\circ}16'36''$ East, a distance of 332.93 feet to the POINT OF BEGINNING, and containing 3.023 acres of land, more or less.

Exhibit A

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 75+33.66
To: 89+57.64

Notes:

(**) The monument described and set in this call may be replaced with a TxDOT Type II right of way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00015063.

Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 8-17-10



LOT 4
BLOCK A
WINDHAVEN
CAMPUSES ADDITION

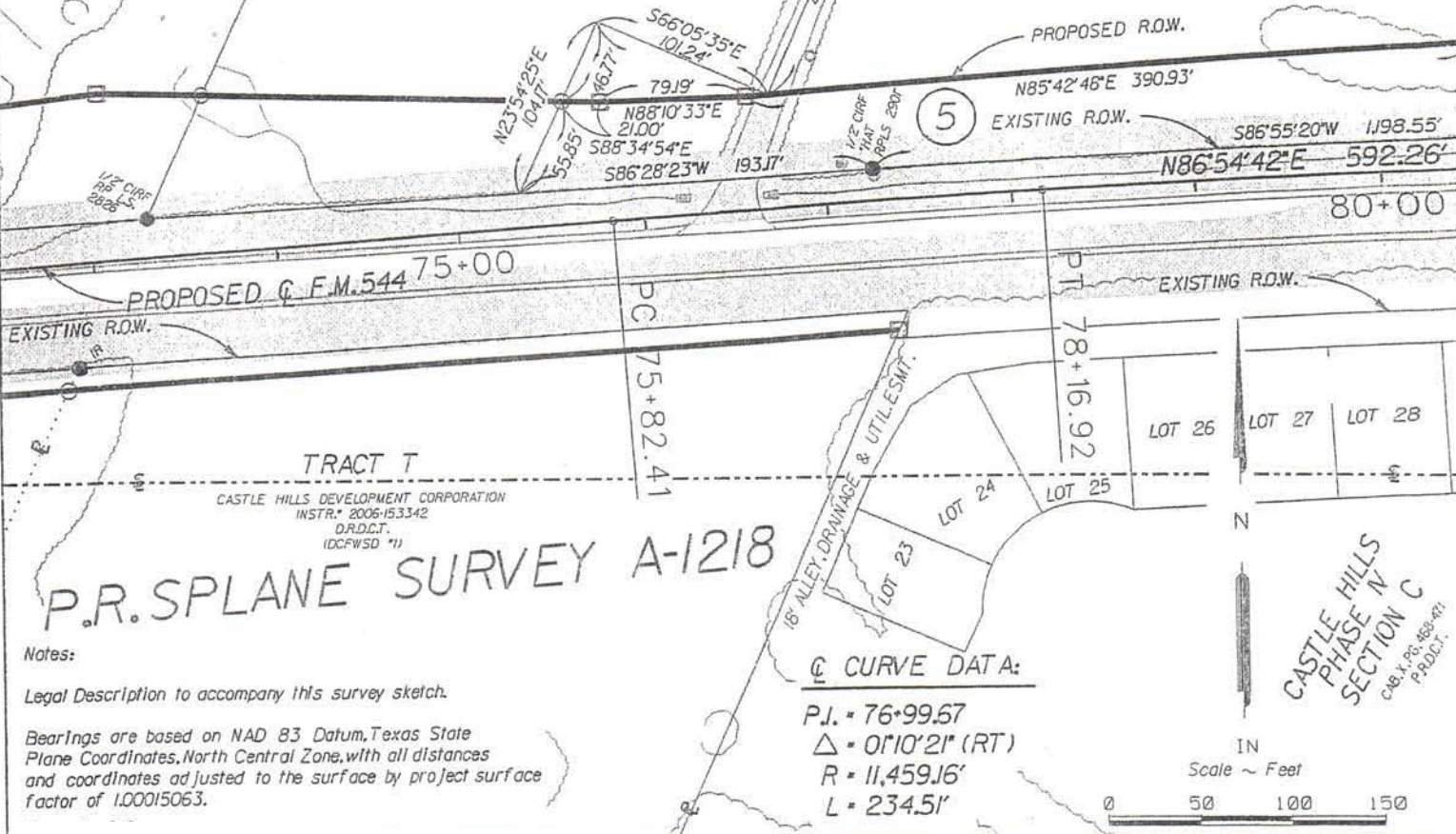
DOC. NO. 2009-97
P.R.D.C.T.

AMO'S SINGLETON
SURVEY A-1138

LEWISVILLE INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2004-20929
D.R.D.C.T.

TRACT H5
CASTLE HILLS PROPERTY COMPANY
DOC. NO. 2006-153340
D.R.D.C.T.

TRACT H2
CASTLE HILLS PROPERTY COMPANY
DOC. NO. 2006-153340
D.R.D.C.T.

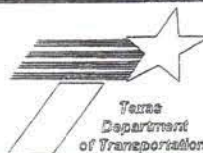


Legend

PARCEL 5

CASTLE HILLS
PROPERTY COMPANY

3.023 ac.



STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO
0619	05	035	F.M. 544

Notes:

Legal Description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00015063.

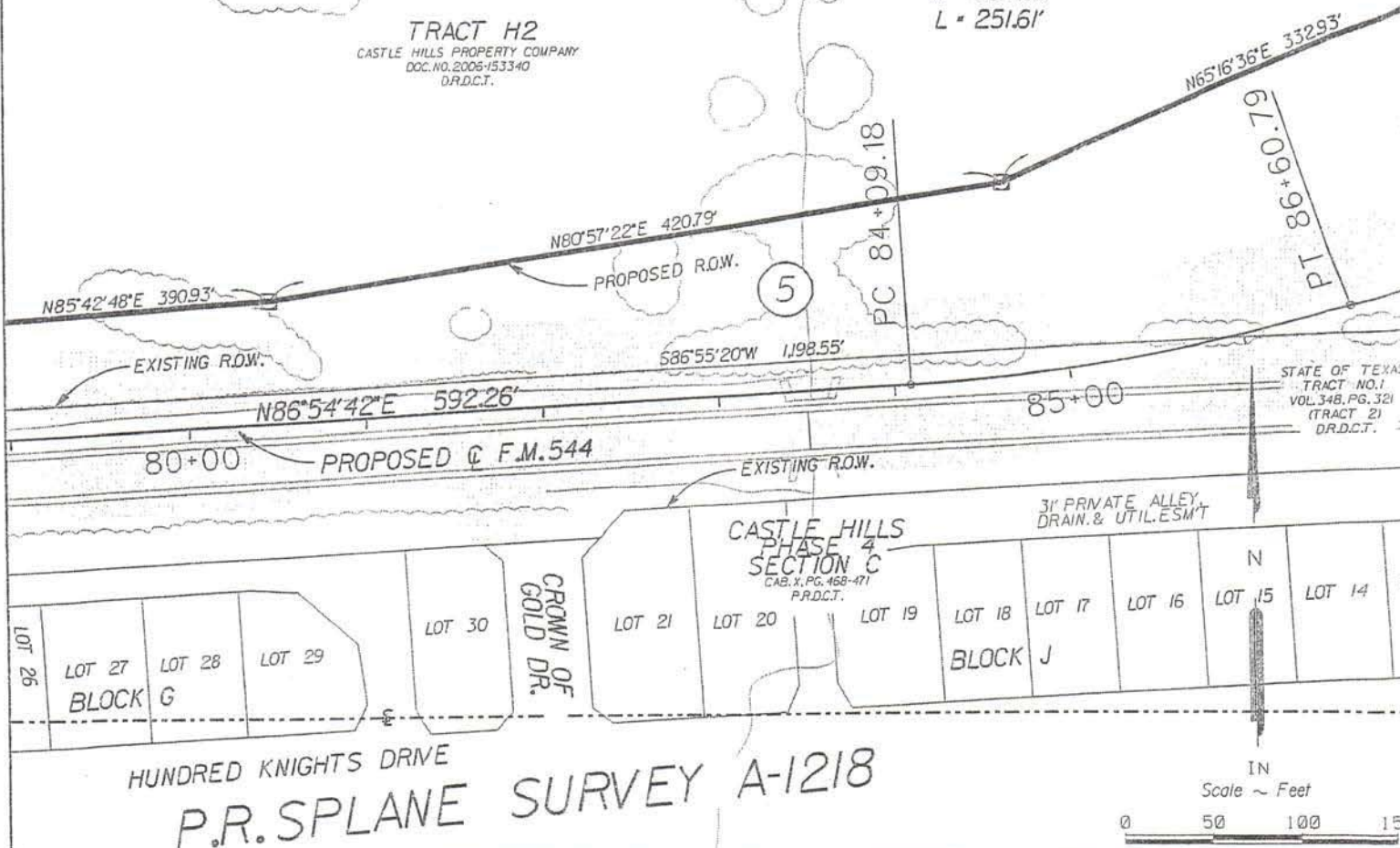
Exhibit A
(Page 8 of 28)

AMOS SINGLETON SURVEY A-1138

TRACT H2
CASTLE HILLS PROPERTY COMPANY
DOC. NO. 2006-153340
D.R.D.C.T.

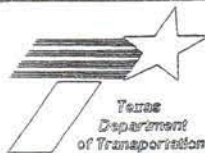
Q CURVE DATA:

PJ. = 85+35.72
Δ = 15°05'48" (LT)
R = 954.93'
L = 251.61'



Legend

- Marker found "as noted"
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT"
- • Type II monument to be set at the end of construction
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- ▲ • 60d Nail set
- P.O.B. • Point Of Beginning
- P • Property Line
- S • Survey Line
- Z • Fee Hook
- Q • Proposed Centerline
- D.R.D.C.T. • Deed Records, Denton County, Texas
- P.R.D.C.T. • Plat Records, Denton County, Texas
- [] • Record Information
- • Access Denial Line



PARCEL 5

CASTLE HILLS
PROPERTY COMPANY

3.023 ac.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO
0619	05	035	F.M. 544

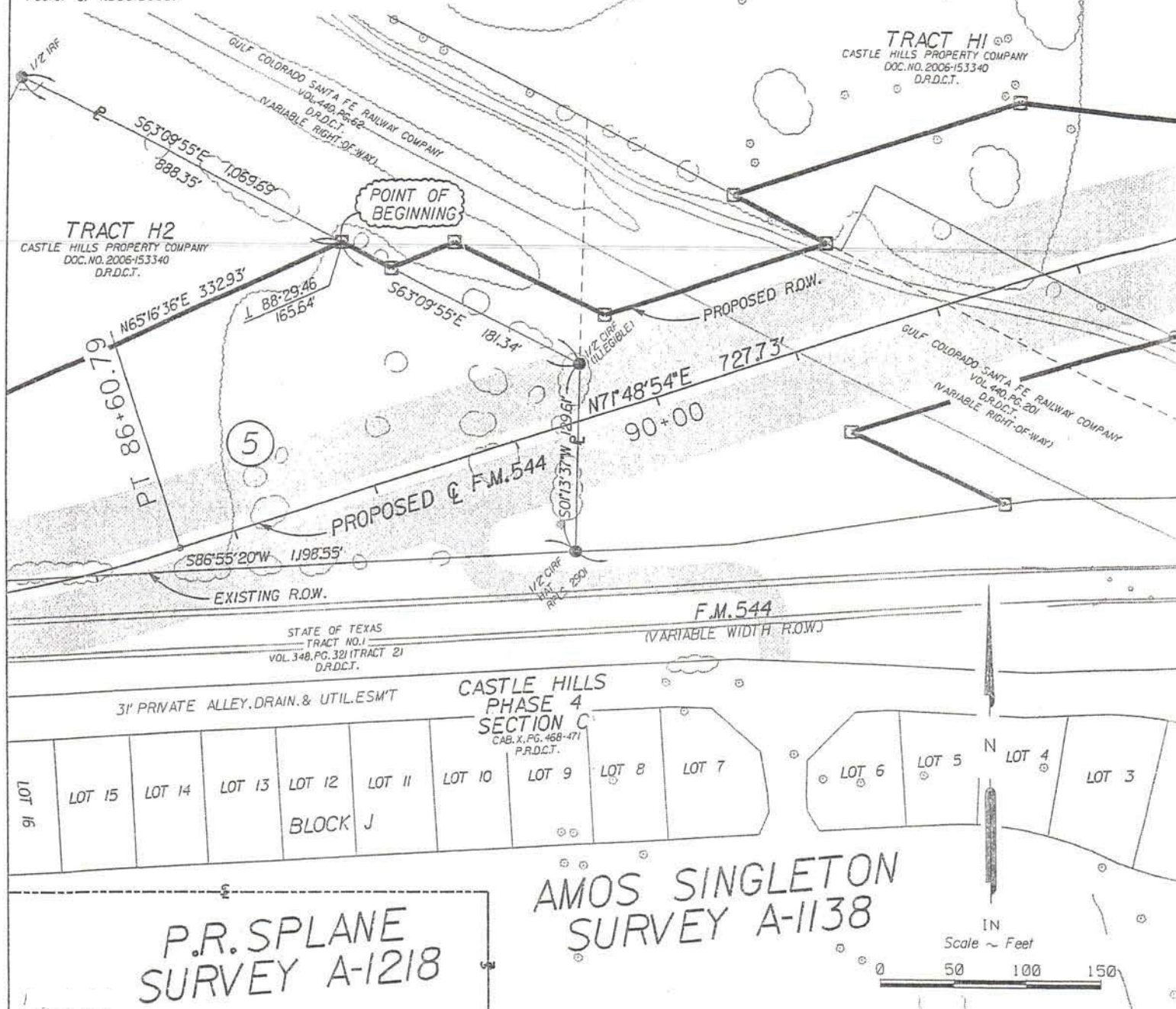
Notes:

Legal Description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00015063.

Exhibit A (Page 9 of 28)

AMOS SINGLETON SURVEY A-1138



Legend

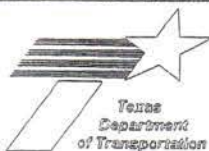
- • Marker found "as noted"
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- • Type II monument to be set at the end of construction
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- ▲ • 60d Nail set
- P.O.B. • Point Of Beginning
- P • Property Line
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- Z • Fee Hook
- C • Proposed Centerline
- D.R.D.C.T. • Deed Records, Denton County, Texas
- P.R.D.C.T. • Plat Records, Denton County, Texas
- [] • Record Information
- • Access Denial Line



PARCEL 5

CASTLE HILLS PROPERTY COMPANY

3.023 ac.



STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M. 544

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 90+92.46
To: 115+06.46

FIELD NOTES-PARCEL 7

Being 10.765 acres of land, more or less, situated in the Amos Singleton Survey, Abstract Number 1138, being a portion of that certain Tract H1 as conveyed by Bright Farms Partnership, a Texas general partnership and Castle Hills Development Corporation, a Texas corporation to Castle Hills Property Company, a Texas general partnership, by deed dated November 21, 2006 and recorded as Document No. 2006-153340, Deed Records, Denton County, Texas, said 10.765 acres of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set at the intersection of the proposed southerly right of way line of F.M. Highway 544 and the southwesterly line of said Tract H1, same being the northeasterly right of way line of the Gulf, Colorado and Santa Fe Railway Company, from which the intersection of the northeasterly right of way line of said railway and the existing north right of way line of said F.M. Highway 544, bears South 63°15'04" East, a distance of 212.31 feet, from which a 1/2 inch iron rod found at the intersection of the northeasterly right of way line of said railway and the existing south right of way line of said F.M. Highway 544, bears South 45°22'35" East, a distance of 162.71 feet, said 1/2 inch iron rod also being located at the west corner of that certain Tract H3, also conveyed to Castle Hills Property Company, a Texas general partnership, by deed dated November 21, 2006 and recorded as Document No. 2006-153340, Deed Records, Denton County, Texas, said beginning point also being 75.03 feet southerly of and at right angles to centerline survey station 93+53.10 of said highway;

THENCE the following three (3) courses and distances along the southwesterly line of said Tract H1, same being the northwesterly right of way line of said railway;

- (1) North 63°15'04" West, a distance of 235.62 feet;
- (2) South 26°44'50" West, a distance of 50.00 feet;
- (3) North 63°15'11" West, a distance of 82.67 feet to a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set in the proposed northerly right of way line of F.M. Highway 544 (**);

THENCE the following eight (8) courses and distances, along the proposed northerly right of way line of said F.M. 544:

County: Denton
 Highway: F.M. Highway 544
 ROW CSJ No.: 0619-05-035
 Station: From: 90+92.46
 To: 115+06.46

- (4) North 71°36'54" East, a distance of 205.04 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (5) South 84°51'53" East, a distance of 119.19 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (6) North 69°39'07" East, a distance of 242.82 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (7) North 83°28'07" East, a distance of 565.21 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (8) South 75°02'46" East, a distance of 407.71 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (9) South 67°10'52" East, a distance of 426.09 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (10) South 60°24'08" East, a distance of 429.96 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (11) South 51°44'44" East, a distance of 4.62 feet to a 5/8 inch iron rod with aluminum disk stamped "TxDOT" set on the east line of said Tract H1, also being west line of that certain tract of land conveyed to Gladys May Crider, recorded in Volume 195, Page 364, Deed Records, Denton County, Texas (**);
- (12) South 00°57'03" East, along the east line of said Tract H1, also being the west line of said Crider tract, a distance of 246.22 feet to the existing northerly right of way line of said F.M. Highway 544, being the southeast corner of said Tract H1;
- (13) THENCE North 57°24'15" West, along the southerly line of said Tract H1, also being the existing northerly line of said F.M. Highway 544, a distance of 59.67 feet;
- (14) THENCE North 60°16'41" West, continuing along the southerly line of said Tract H1, also being the existing northerly line of said F.M. Highway 544, a distance of 663.46 feet to the beginning of a curve to the left, whose center bears South 29°50'58" West, a distance of 632.96 feet;

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 90+92.46
To: 115+06.46

- (15) THENCE Westerly, continuing along the southerly line of said Tract H1, also being the existing northerly line of said F.M. Highway 544 and with said curve, through a central angle of $38^{\circ}17'42''$, a length of 423.05 feet to a 5/8 inch iron rod with aluminum disk stamped "TxDOT" set on the proposed southerly right of way line of said F.M. Highway 544 (**);

THENCE the following six (6) courses and distances, being along the proposed southerly right of way line of said highway:

- (16) North $80^{\circ}58'59''$ West, a distance of 234.00 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (17) South $01^{\circ}23'54''$ West, a distance of 50.00 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (18) North $87^{\circ}29'49''$ West, a distance of 160.00 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (19) North $03^{\circ}18'41''$ West, a distance of 50.00 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (20) South $86^{\circ}41'19''$ West, a distance of 327.50 feet to a 5/8 inch iron rod set with aluminum disk stamped "TxDOT" (**);
- (21) South $81^{\circ}08'29''$ West, a distance of 210.00 feet to the POINT OF BEGINNING, and containing 10.765 acres of land, more or less.

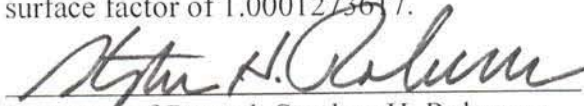
County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 90+92.46
To: 115+06.46

Notes:

(**) The monument described and set in this call may be replaced with a TxDOT Type II right of way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.

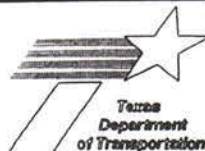


Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 12-06-12





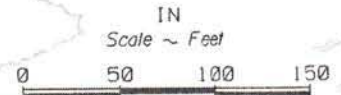
-
- STATE OF TEXAS
REGISTERED
STEPHEN H. ROBESON
4090
PROFESSIONAL
SURVEYOR
12-06-



CASTLE HILLS
PROPERTY COMPANY

10.765 ac.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M. 544

Exhibit A
(Page 15 of 28)

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M. 544

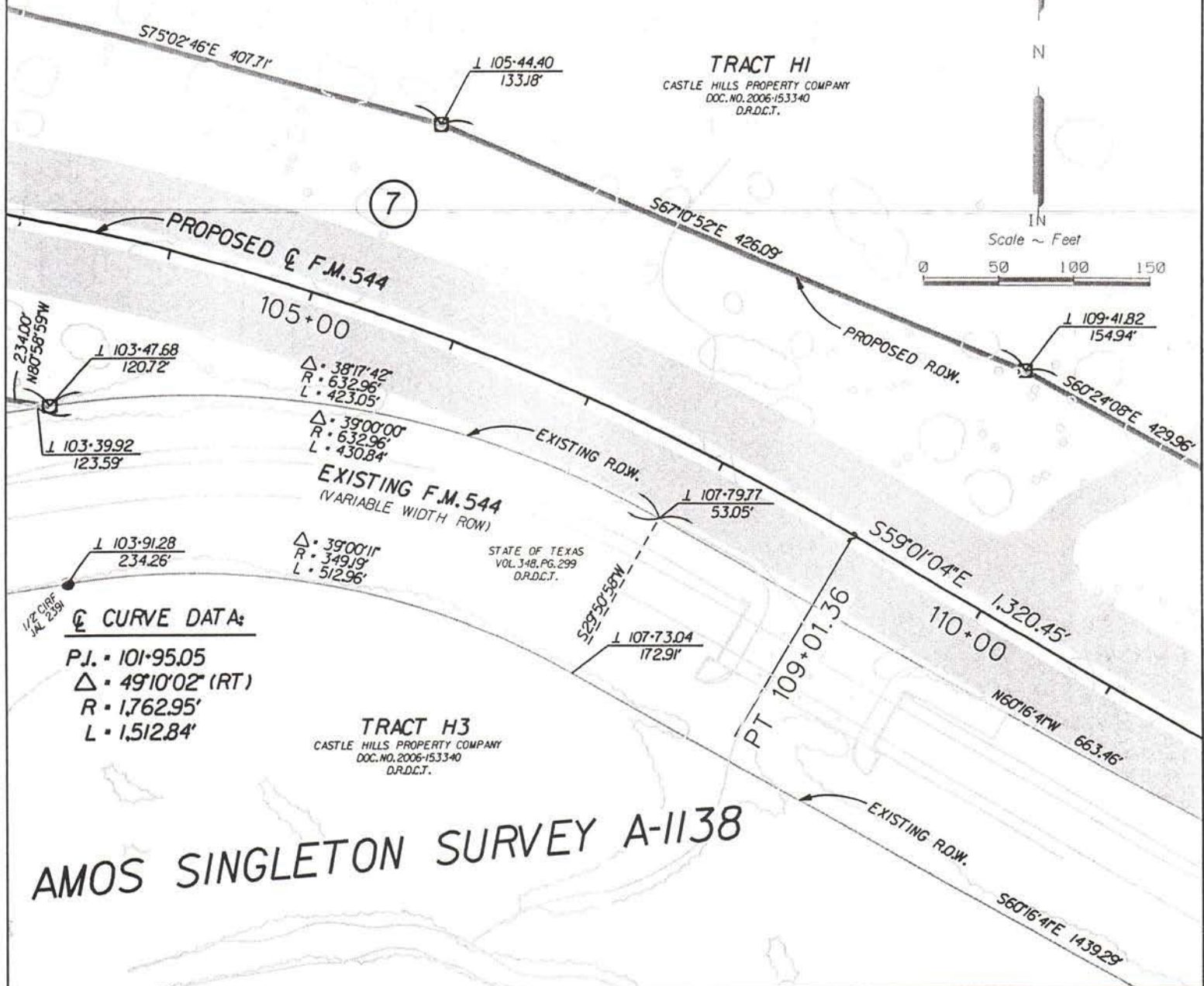
Notes:

Legal Description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.

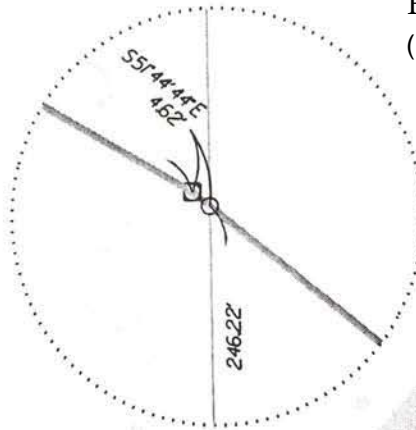
Exhibit A
(Page 16 of 28)

AMOS SINGLETON SURVEY A-1138



AMOS SINGLETON SURVEY A-1138

TRACT H1
CASTLE HILLS
PROPERTY COMPANY
DOC. NO. 2006-153340
D.R.D.C.T.



S00°57'03"E 748.81'

2,338.90'

N

IN

Scale ~ Feet

0 50 100 150

ESTATE OF GLADYS MAY CRIDER
VOL. 195, PG. 364
BETTYE CRIDER CLEM, INDEPENDANT EXECUTRIX
DOC. NO. 2009-147779
D.R.D.C.T.

SEE INSET "A"

⊥ 113°71.65' 165.33'

⊥ 113°76.25' 164.73'

S00°57'03"E 246.22'

⊥ 114°46.82' 42.53'

59.67' N57°24'15"W

⊥ 115°06.46' 44.21'

TRACT H3
CASTLE HILLS
PROPERTY COMPANY
DOC. NO. 2006-153340
D.R.D.C.T.

Notes:

Legal Description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.

Legend

- • Marker found "as noted"
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT"
- • Type II monument to be set at the end of construction
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- ▲ • 60d Nail set

P.O.B. • Point Of Beginning

ℙ • Property Line

≡ • Survey Line

≡ • Fee Hook

℄ • Proposed Centerline

D.R.D.C.T. • Deed Records, Denton County, Texas

P.R.D.C.T. • Plat Records, Denton County, Texas

[] • Record Information

• Access Denial Line



PARCEL 7

CASTLE HILLS
PROPERTY COMPANY

10.765 ac.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M. 544

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 34+35.94
To: 39+13.80

FIELD NOTES-PARCEL 9

Being 9,851 square feet of land, more or less, situated in the Harrison Young Survey, Abstract Number 1448, being a part of Tract 1, conveyed by Bright Farm Partnership, a Texas General Partnership by deed to Castle Hills Property Company December 18, 2006 and recorded as Document No. 2006-153340, Deed Records, Denton County, Texas, said 9,851 square feet of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set at the intersection of the proposed southerly right of way line of F.M. Highway 544 and the easterly line of said Tract 1, same being the westerly line of Castle Hills, Phase IV, Section B as recorded in Cabinet W, Page 378, Plat Records, Denton County, Texas, said iron rod bears North 34°30'55" East, a distance of 176.97 feet from an angle point in the east line of said Tract 1, which bears North 00°18'45" West, a distance of 299.32 feet from a 1/2" capped iron rod found for an angle point in said east line, said beginning point also being 67.27 feet southerly of and at right angles to centerline survey station 39+11.15 of said highway(**);

- (1) THENCE South 88°49'18" West, along the proposed southerly line of said highway, a distance of 475.23 feet to a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set in the east line of F.M. Highway 2281 (a variable width right of way) also being the west line of said Tract 1 (**);
- (2) THENCE North 41°10'57" East, along the northwest line of Tract 1, also being the east line of said F.M. Highway 2281, a distance of 31.29 feet to a 1/2 inch capped iron rod stamped "HAT RPLS 2901" found on the existing southerly right of way line of F.M. 544, also being the most northerly northwest line of said Tract 1;
- (3) THENCE North 89°20'42" East, along the existing southerly right of way of said F.M. 544, also being the north line of Tract 1, a distance of 456.99 feet to a 1/2 inch iron rod found for the northeast corner of said Tract 1;
- (4) THENCE South 01°13'06" East, along said east line of Tract 1, a distance of 15.00 feet to a 60D nail found for an angle point in said east line, same being the northwest corner of said Castle Hills Phase 4;
- (5) THENCE South 34°30'55" West, a distance of 4.86 feet to the POINT OF BEGINNING and containing 9,851 square feet of land, more or less.

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 34+35.94
To: 39+13.80

Notes:

(**)The monument described and set in this call may be replaced with a TxDOT Type II right of way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00015063.

Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 8-17-10



County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 65+46.80
To: 72+87.90

FIELD NOTES-PARCEL 10

Being 16,701 square feet of land, more or less, situated in the P.R. Splane Survey, Abstract Number 1218, being a part of a tract conveyed by Young Men's Christian Association Of Metropolitan Dallas to Castle Hills Development Corporation, by deed recorded August 27, 2008 as Document No. 2008-94475, Deed Records, Denton County, Texas, and a part of a Tract T, conveyed by Bright Farm Partnership, a Texas General Partnership to Castle Hills Development Corporation, a Texas corporation, by deed recorded December 18, 2006 as Document No. 2006-153342, Deed Records, Denton County, Texas, said 16,701 square feet of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set at the intersection of the proposed southerly right of way line of F.M. Highway 544 and the easterly line of said tract conveyed by said Association to Castle Hills Development Corporation, also being the westerly line of said Castle Hills Development Corporation, Tract T, said iron rod bears North 24°03'58" East, a distance of 1,033.37 feet from the southeast corner of said former Christian Association's Tract, which bears South 65°57'21" East, a distance of 7.30 feet from a 1/2" iron rod found in the south line of said former Association's Tract, also being an angle point in the westerly line of said Tract T, said beginning point also being 69.33 feet southerly of and at right angles to centerline survey station 72+81.46 of said highway;

- (1) THENCE South 86°17'30" West, along the proposed southerly line of said highway, a distance of 87.79 feet to a 5/8 inch iron rod set with an aluminum disk stamped "TxDOT"; (**)
- (2) THENCE South 85°46'41" West, continuing along said proposed line, a distance of 647.17 feet to a point in the west line of said former Christian Association's Tract, also being in the east line of Castle Hills, Phase 4, Section B recorded in Cabinet W, Page 378-380, Plat Records, Denton County, Texas;
- (3) THENCE North 03°32'07" West, along said west line, passing at 5.11 feet a 1/2 inch iron rod found for the northeast corner of said Castle Hills Phase 4 and continuing in all a distance of 20.11 feet to a 1/2" capped iron rod stamped "HAT 2901" found on the existing southerly right of way line of said highway, also being the northwest corner of said former Christian Association's Tract;
- (4) THENCE North 86°28'13" East, along the northerly line of said former Christian's Association tract, also being the existing southerly right of way line of said highway, a

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 65+46.80
To: 72+87.90

distance of 741.21 feet to an iron rod found for the northeast corner of said former Association's Tract, also being the northwest corner of said Castle Hills Tract T;

- (5) THENCE North $86^{\circ}27'53''$ East, continuing along said existing southerly right of way line, also being the northerly line of said Tract T, a distance of 437.60 feet;
- (6) THENCE North $86^{\circ}53'53''$ East, continuing along said existing southerly right of way line and the northerly line of said Tract T, a distance of 13.50 feet to the northeast corner of said Tract T;
- (7) THENCE South $24^{\circ}03'26''$ West, along the east line of said Tract T, a distance of 11.90 feet to a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" set on the proposed southerly right of way line of F.M. Highway 544; (**)
- (8) THENCE South $86^{\circ}17'30''$ West, along said proposed southerly right of way line, a distance of 451.87 feet to the POINT OF BEGINNING and containing 16,701 square feet of land, more or less.

Notes:

(**)The monument described and set in this call may be replaced with a TxDOT Type II right of way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00015063.

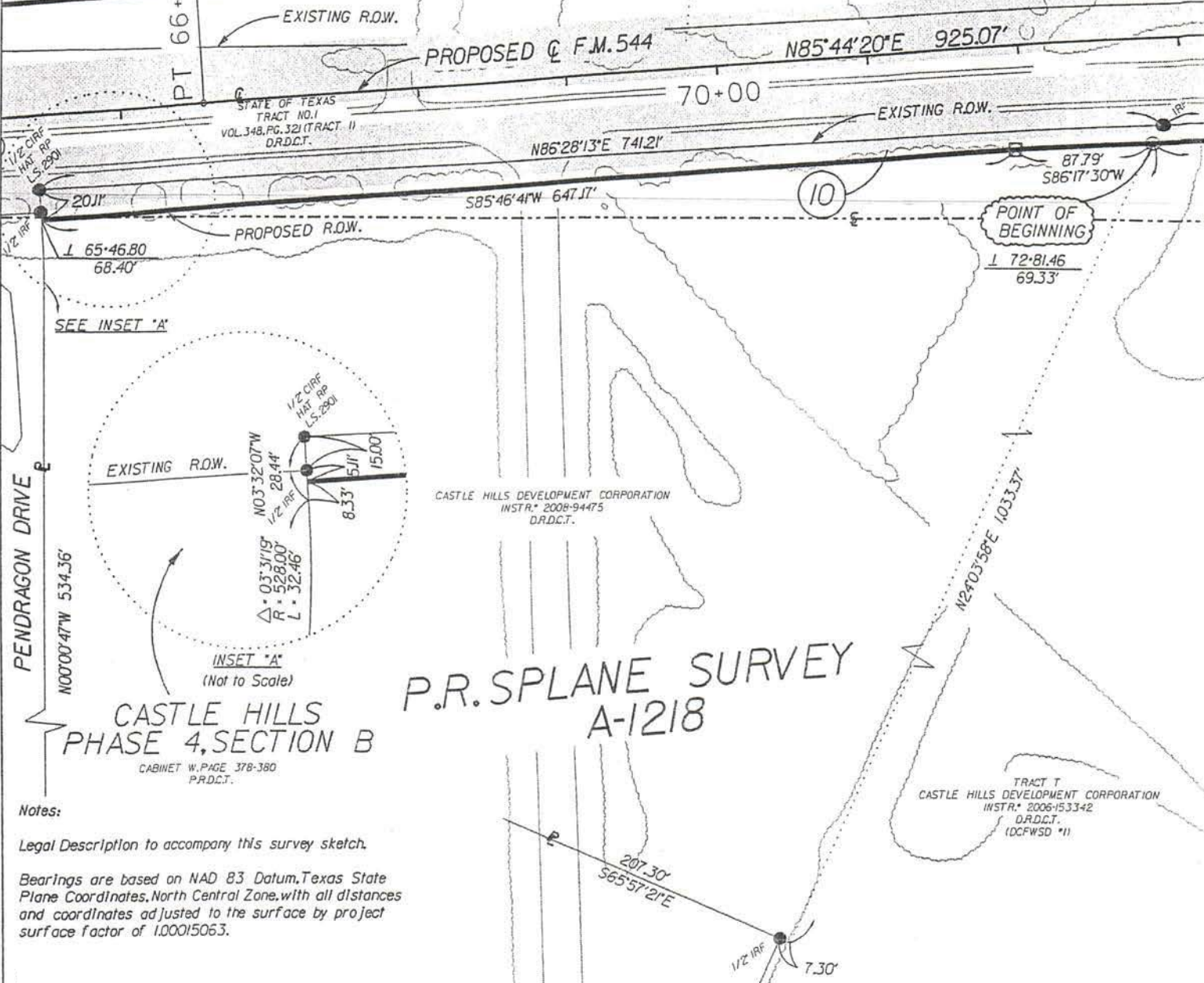
Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 8-17-10



C CURVE DATA:

PJ. = 65+43.70
 Δ = 00°45'28" (LT)
 R = 17188.73'
 L = 227.29'

AMOS SINGLETON SURVEY A-1138



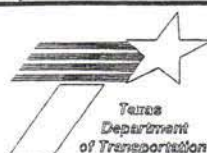
Notes:

Legal Description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.00015063.

Legend

- • Marker found "as noted"
- • 5/8" Iron rod w/ aluminum cap stamped "TXDOT"
- • Type II monument to be set at the end of construction
- • 5/8" Iron rod w/ aluminum cap stamped "TXDOT" to be replaced with Type II monument at the end of construction
- ▲ • 60d Nail set
- P.B. • Point Of Beginning
- P • Property Line
- S • Survey Line
- Z • Fee Hook
- C • Proposed Centerline
- D.R.D.C.T. • Deed Records, Denton County, Texas
- P.R.D.C.T. • Plat Records, Denton County, Texas
- [] • Record Information
- Access Denial Line

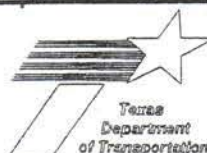
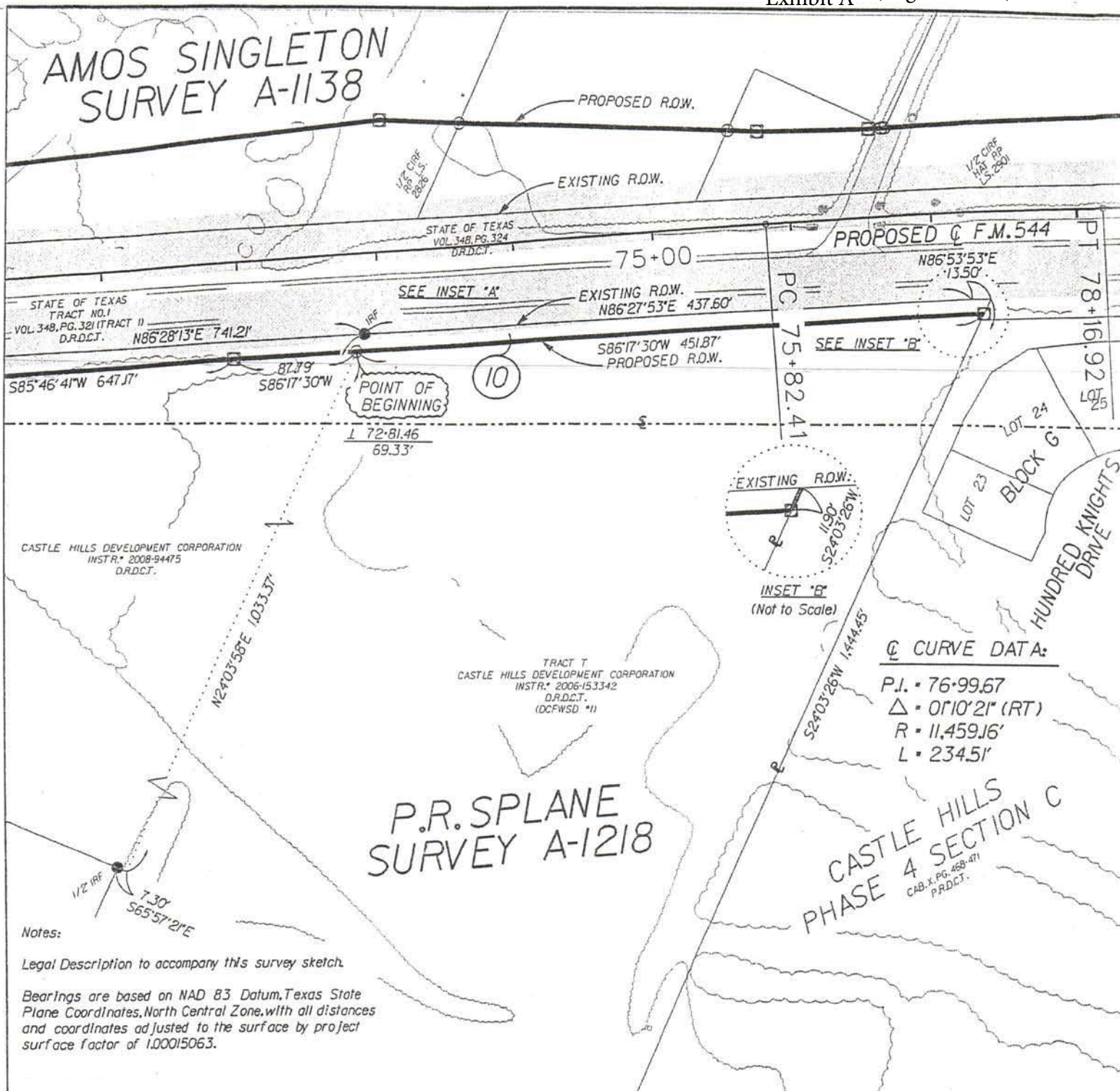


PARCEL 10

CASTLE HILLS
DEVELOPMENT
CORPORATION

16,701 sq.ft.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M. 544



PARCEL 10

CASTLE HILLS
DEVELOPMENT
CORPORATION

16,701 sq.ft.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M. 544

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 124+41.44
To: 133+04.68

FIELD NOTES-PARCEL 11

Being 17,588 square feet of land, more or less, situated in the Haynes & Bullion Survey, Abstract Number 621 and the Horatio Grooms Survey, Abstract Number 441, being a part of Tract H4, conveyed by Bright Farm Partnership, a Texas General Partnership to Castle Hills Development Corporation, a Texas corporation, by deed recorded December 18, 2006 as Document No. 2006-153340, Deed Records, Denton County, Texas, said 17,588 square feet of land being more particularly described as follows:

BEGINNING at the intersection of the proposed southerly right of way line of F.M. Highway 544 and the easterly line of said Tract H4, same being the westerly line of a tract conveyed to Crow-Billingsley 544/Josey, LTD and Trammell Crow Company No. 33, LTD, by deed recorded in Document Number 2010-126455, Deed Records, Denton County, Texas, said intersection bears North 01°21'38" West, a distance of 331.50 feet from the southeast corner of said Tract H4, which bears North 01°21'38" West, a distance of 2.96 feet from a 5/8 inch capped iron rod stamped "SEMPCO INC" found, said beginning point also being 110.51 feet southerly of and at right angles to centerline survey station 133+04.68 of said highway;

THENCE the following three (3) courses and distances along the proposed southerly right of way line of said highway;

- (1) South 89°09'00" West, a distance of 62.66 feet;
- (2) North 00°51'00" West, a distance of 31.84 feet;
- (3) South 89°09'00" West, a distance of 818.52 feet to a point on the west line of said Tract H4, same being the east line of a tract conveyed to Bright Farm Partnership, recorded in Document number 2000-89507, Deed Records, Denton County, Texas;
- (4) THENCE North 01°41'12" West, along the west line of said Tract H4, also being the east line of said Bright Farm tract, a distance of 17.26 feet to a ½ inch iron rod capped "HAT 2901" found in the existing southerly right of way line of F.M. Highway 544, being the northwest corner of said Tract H4 and the northeast corner of said Bright Farm tract, also being on a curve to the left whose center bears North 00°56'30" East, a distance of 612.95 feet;

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 124+41.44
To: 133+04.68


- (5) THENCE easterly, along said existing southerly right of way line, also being the northerly line of said Tract H4 and with said curve, through a central angle of $01^{\circ}50'44''$, a distance of 19.74 feet;
- (6) THENCE North $89^{\circ}05'44''$ East, continuing along the northerly line of said Tract H4 and said existing southerly right of way line, a distance of 498.69 feet;
- (7) THENCE North $88^{\circ}49'48''$ East, continuing along the northerly line of said Tract H4 and said existing southerly right of way line, a distance of 340.30 feet;
- (8) THENCE North $89^{\circ}06'37''$ East, continuing along the northerly line of said Tract H4 and said existing southerly right of way line, a distance of 22.24 feet to the northeast corner of said Tract H4, also being the northwest corner of said Crow-Billingsley tract;
- (9) THENCE South $01^{\circ}21'38''$ East, along the east line of said Tract H4, also being the west line of said Crow-Billingsley tract, a distance of 51.19 feet to the POINT OF BEGINNING and containing 17,588 square feet of land, more or less.

Notes:

(**)The monument described and set in this call may be replaced with a TxDOT Type II right of way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor either employed or retained by TxDOT.

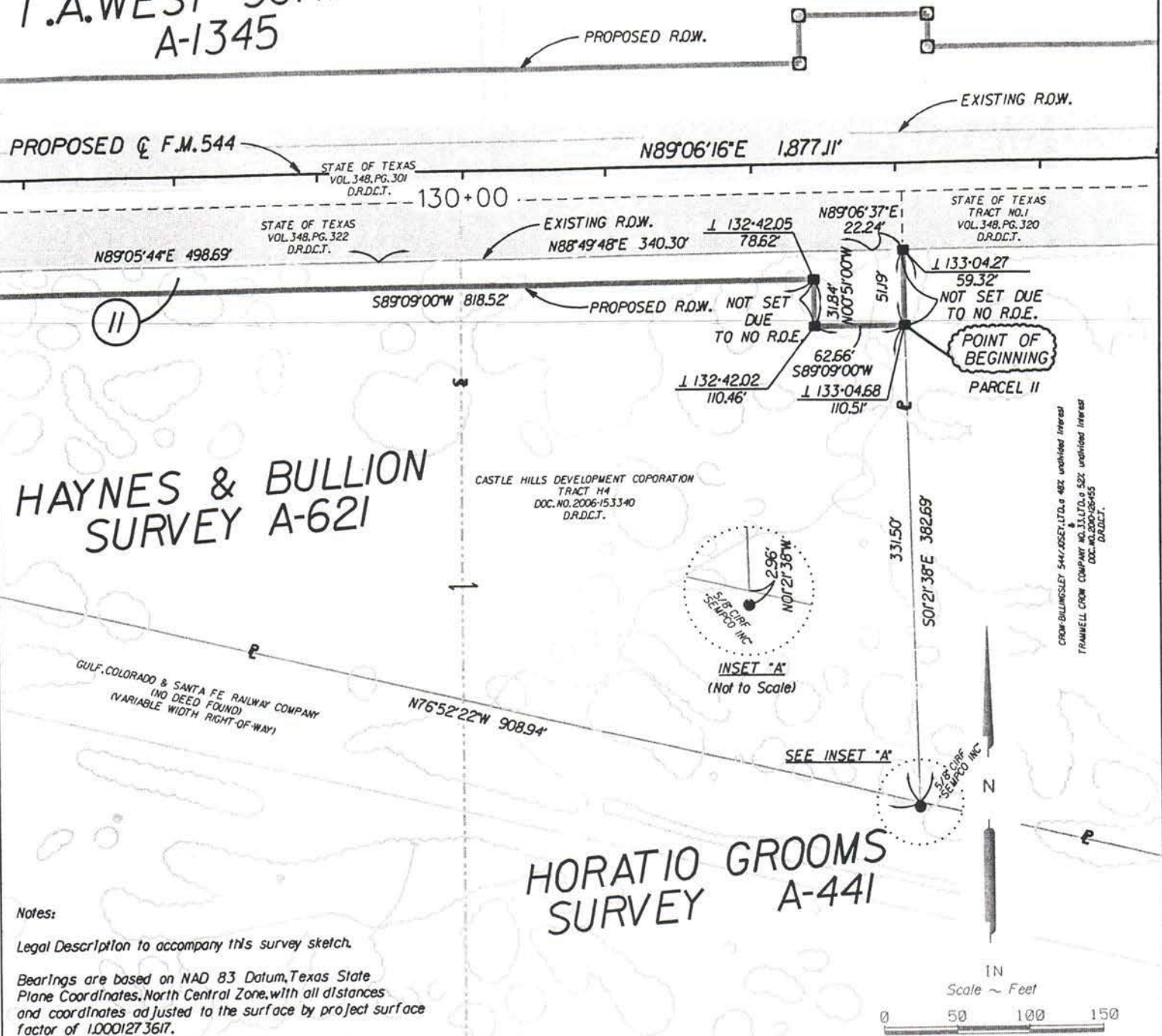
Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.


Surveyor of Record: Stephen H. Roberson
Texas Registration Number: 4090
Release date: 12-06-12



T.A.WEST SURVEY A-1345



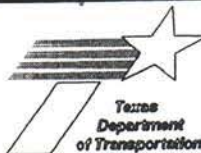
Notes:

Legal Description to accompany this survey sketch.

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.

Legend

- • Marker found "as noted"
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT"
- • Type II monument to be set at the end of construction
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- ▲ • 60d Nail set
- P.O.B. • Point Of Beginning
- P • Property Line
- S • Survey Line
- Z • Fee Hook
- C • Proposed Centerline
- D.R.D.C.T. • Deed Records, Denton County, Texas
- P.R.D.C.T. • Plat Records, Denton County, Texas
- [] • Record Information
- • Access Denial Line

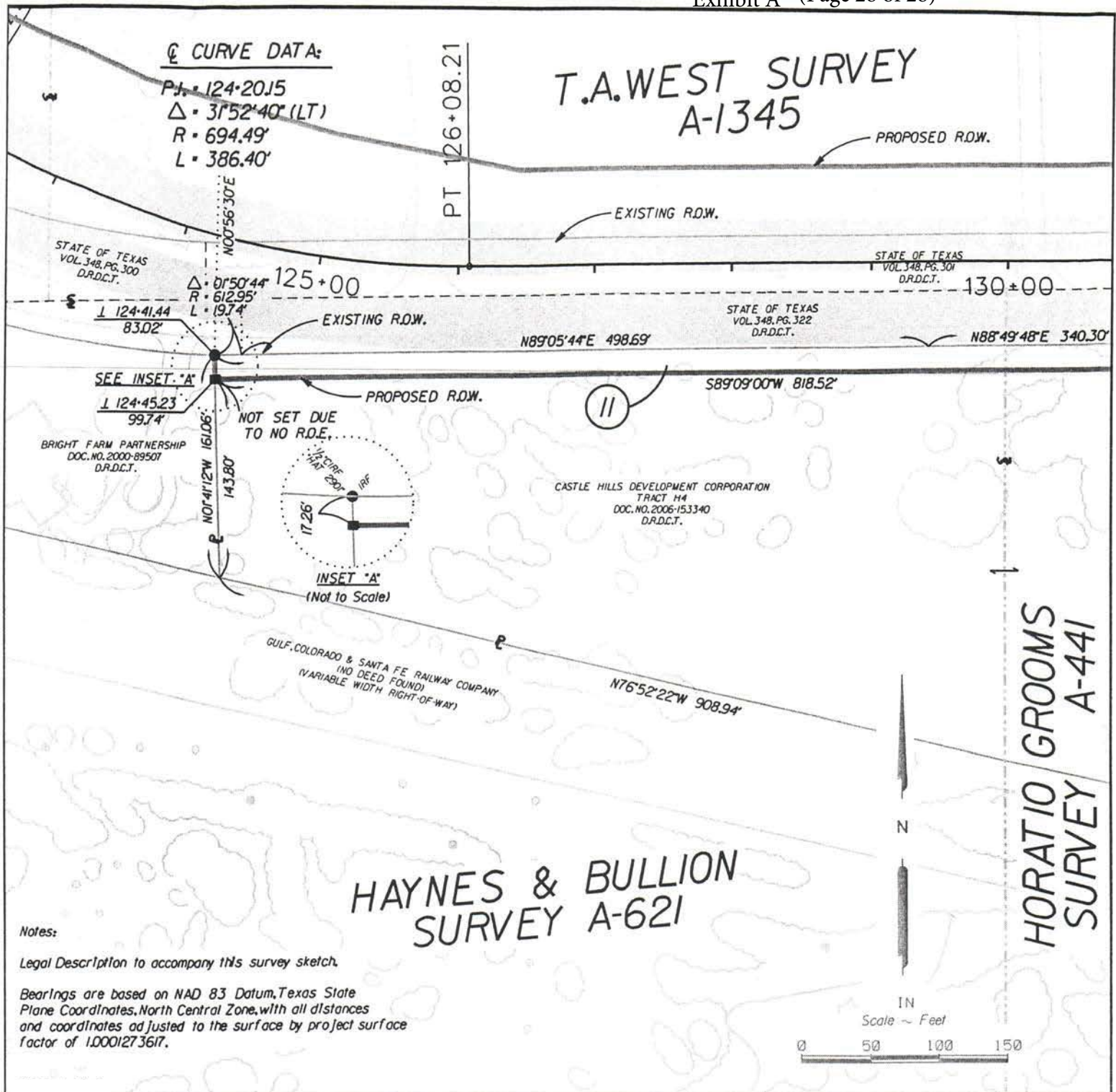


PARCEL II

CASTLE HILLS
DEVELOPMENT CORPORATION

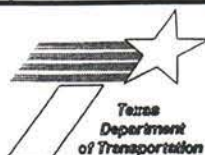
17,588 sq.ft.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M.544



Legend

- • Marker found "as noted"
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT"
- • Type II monument to be set at the end of construction
- • 5/8" Iron rod w/ aluminum cap stamped "TxDOT" to be replaced with Type II monument at the end of construction
- ▲ • 60d Nail set
- P.O.B. • Point Of Beginning
- ℙ • Property Line
- ℰ • Survey Line
- ≡ • Fee Hook
- Ⓔ • Proposed Centerline
- D.R.D.C.T. • Deed Records, Denton County, Texas
- P.R.D.C.T. • Plat Records, Denton County, Texas
- [] • Record Information
- • Access Denial Line



PARCEL II

CASTLE HILLS
PROPERTY COMPANY

17,588 sq.ft.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
0619	05	035	F.M. 544

Exhibit B

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 95+19.96
To: 107+26.14

Page 1 of 5

TRACT 1

Being 96,427 square feet of land, more or less, situated in the Amos Singleton Survey, Abstract Number 1138, being a part of a 6.80 acre tract conveyed by Hamlyn Morgan, Tr., et ux. to the State of Texas by deed dated December 2, 1942 and recorded as Volume 348, Page 299, Deed Records, Denton County, Texas, said 96,427 square feet of land, more or less, is more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" found at the intersection of the proposed southerly right of way line of F.M. Highway 544 and the southwesterly line of that certain Tract H1 as described in deed to Castle Hills Property Company, a Texas general partnership, recorded as Document No. 2006-153340, Deed Records, Denton County, Texas, same being the northeasterly right of way line of the Gulf, Colorado and Santa Fe Railway Company;

THENCE South 63 degrees 15 minutes 04 seconds East, along the northeasterly right of way line of said Gulf, Colorado and Santa Fe Railway Company, also being the southwesterly line of said Tract H1, a distance of 212.31 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "TNP" set on the northerly line of said State of Texas tract, also being the existing northerly right of way line of said F.M. Highway 544, being the point of beginning, said beginning point being 220.70 feet southerly of and at right angles to proposed centerline survey station 95+19.96 of said highway;

- (1) THENCE North 87 degrees 25 minutes 58 seconds East, along the northerly line of said State of Texas tract, same being the existing northerly right of way line of said F.M. Highway 544, and the southerly line of said Tract H1, a distance of 74.63 feet to a 1/2 inch capped iron rod stamped "RPLS 2901" found at the beginning of a curve to the left, whose center bears North 2 degrees 30 minutes 52 seconds West, a distance of 1052.74 feet;
- (2) THENCE in an easterly direction, continuing along the northerly line of said State of Texas tract, same being the existing northerly right of way line of said F.M. Highway 544, and the southerly line of said Tract H1, with said curve to the left, through a central angle of 6 degrees 46 minutes 53 seconds, a distance of 124.60 feet to the end of said curve, a 1/2 inch capped iron rod found and stamped "HAT RPLS 2901" bears South 26 degrees 33 minutes 49 seconds East, a distance of 0.45 feet;

Exhibit B

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 95+19.96
To: 107+26.14

Page 2 of 5

TRACT 1

- (3) THENCE North 80 degrees 51 minutes 39 seconds East, continuing along the northerly line of said State of Texas tract, same being the existing northerly right of way line of said F.M. Highway 544, and the southerly line of said Tract H1, a distance of 540.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "TNP" set at the beginning of a curve to the right, whose center bears South 9 degrees 09 minutes 02 seconds East, a distance of 632.96 feet;
- (4) THENCE in an easterly direction, continuing along the northerly line of said State of Texas tract, same being the existing northerly right of way line of said F.M. Highway 544, and the southerly line of said Tract H1, with said curve to the right, through a central angle of 0 degrees 42 minutes 18 seconds, a distance of 7.79 feet to a 5/8 inch iron rod with an aluminum disk stamped "TxDOT" found at the intersection of the southerly right of way line of said proposed F.M. Highway 544, and the northerly right of way line of said existing F.M. Highway 544;
- (5) THENCE South 62 degrees 30 minutes 47 seconds East, a distance of 350.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "TNP" set on the southerly line of said State of Texas tract, same being the existing southerly right of way line of said F.M. Highway 544, and being on the northeasterly line of Tract H3, in said deed to Castle Hills Property Company, a Texas general partnership, recorded as Document No. 2006-153340, Deed Records, Denton County, Texas, on a curve to the left, whose center bears South 25 degrees 07 minutes 21 seconds West, a distance of 512.96 feet;
- (6) THENCE in a westerly direction, along the southerly line of said State of Texas tract, same being the existing southerly right of way line of said F.M. Highway 544, and the northerly line of said Tract H3, with said curve to the left, through a central angle of 34 degrees 16 minutes 27 seconds, a distance of 306.85 feet to the end of said curve, a 1/2 inch capped iron rod found and stamped "JAL 2391" bears South 11 degrees 03 minutes 42 seconds East, a distance of 0.54 feet;
- (7) THENCE South 80 degrees 50 minutes 59 seconds West, continuing along the southerly line of said State of Texas tract, same being the existing southerly right of way line of said F.M. Highway 544, and the northerly line of said Tract H3, a distance of 540.50 feet to a 1/2 inch capped iron rod found and stamped "HAT RPLS 2901" at the beginning of a curve to the right, whose center bears North 9 degrees 09 minutes 01 seconds West, a distance of 1205.92 feet;

Exhibit B

County: Denton
Highway: F.M. Highway 544
ROW CSJ No.: 0619-05-035
Station: From: 95+19.96
To: 107+26.14

Page 3 of 5

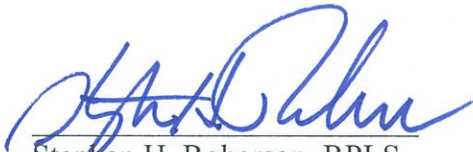
TRACT 1

- (8) THENCE in a westerly direction, continuing along the southerly line of said State of Texas tract, same being the existing southerly right of way line of said F.M. Highway 544, and the northerly line of said Tract H3, with said curve to the right, through a central angle of 4 degrees 52 minutes 00 seconds, a distance of 102.43 feet to a 1/2 iron rod with a cap "Illegible" found at the most westerly corner of said Tract H3, also being on the northeasterly right of way line of said Gulf, Colorado and Santa Fe Railway Company;
- (9) THENCE North 45 degrees 22 minutes 35 seconds West, a distance of 162.71 feet to the POINT OF BEGINNING and containing 96,427 square feet of land, more or less.

Survey sketch to accompany this legal description.

Directional control is based upon NAD 83 Datum, Texas State Plane Coordinate System, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.

I, Stephen H. Roberson, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



Stephen H. Roberson, RPLS
Texas Registration No. 4090

Teague Nall and Perkins, Inc.
1100 Macon Street
Fort Worth, Texas 76102
Ph. (817) 336-5773



PROPOSED C F.M.544

Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.

AMOS SINGLETON SURVEY A-1138



- Marker found "as noted"
- 5/8" Iron rod w/ yellow plastic cap stamped "TNP"
- 5/8" Iron rod w/ aluminum cap stamped "TADOT"
- *Type II monument to be set at the end of construction
- 5/8" Iron rod w/ aluminum cap stamped "TADOT" to be replaced with Type II monument at the end of construction
- ▲ 60d Nail set

P.O.B. = Point Of Beginning

F - Property Line

Survey Line

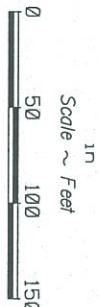
Free Hook

• Proposed Centerline

D.R.D.C.T. - Deed Records, Denton County, Texas

3.2. Power Information


Access Denial Line



STATE OF TEXAS

TRACT

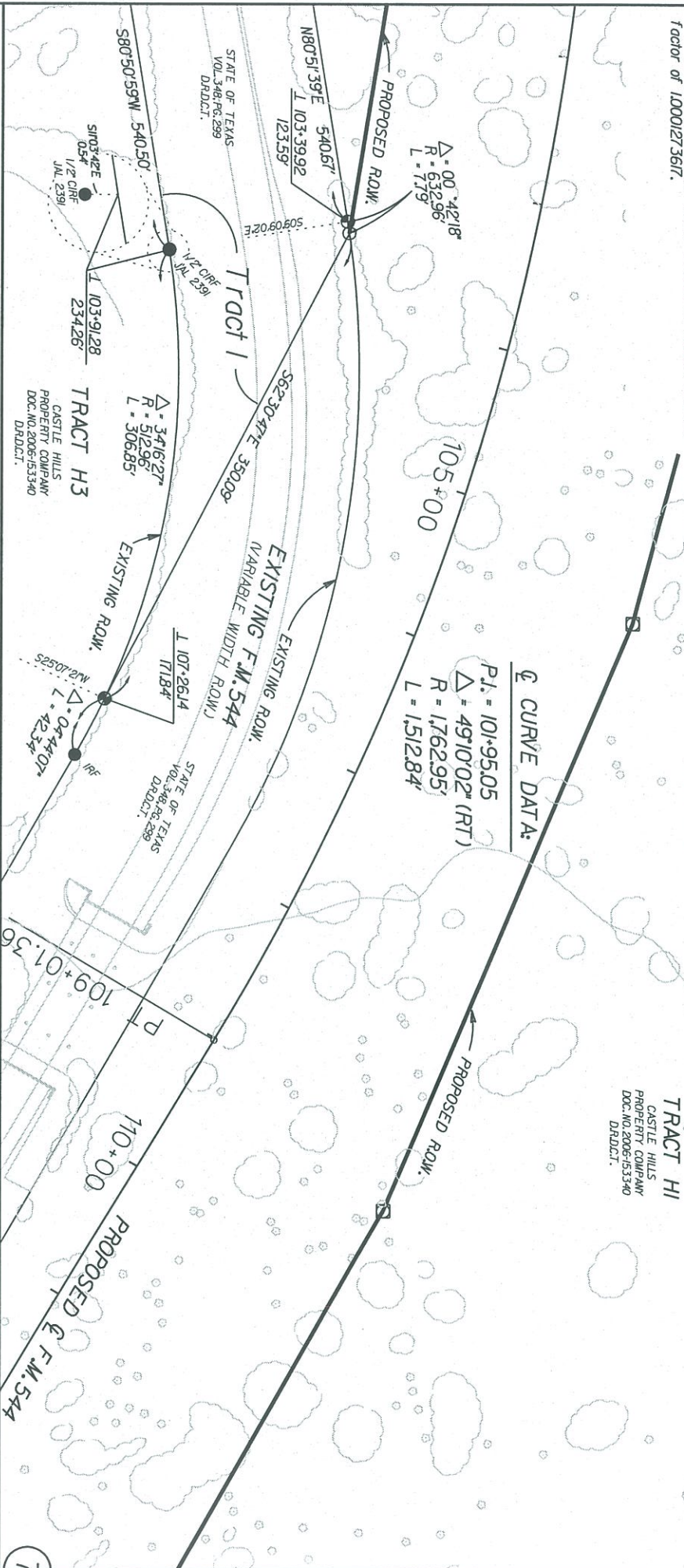
96,427 sq.ft.

	STATE	DIST.	COUNTY	
	TEXAS	18	DENTON	
	CONT.	SECT.	JOB	HIGHWAY NO.
	06/9	05	035	F.M. 544

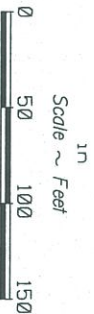
Bearings are based on NAD 83 Datum, Texas State Plane Coordinates, North Central Zone, with all distances and coordinates adjusted to the surface by project surface factor of 1.0001273617.

AMOS SINGLETON SURVEY A-1138
Exhibit B

TRACT HI
CASTLE HILLS
PROPERTY COMPANY
DOC. NO. 2006-153340
DRD.C.T.



- Marker found "as noted"
- • 5/8" Iron rod w/ yellow plastic cap stamped "1NP"
- • 5/8" Iron rod w/ aluminum cap stamped "1XDOT"
- • Type II monument to be set at the end of construction
- • 5/8" Iron rod w/ aluminum cap stamped "1XDOT" to be replaced with Type II monument at the end of construction
- ▲ • 60d Nail set
- Point Of Beginning
- ℙ • Property Line
- £ • Survey Line
- ≡ • Fee Hook
- ℄ • Proposed Centerline
- Deed Records, Denton County, Texas
- Plat Records, Denton County, Texas
- [] • Record Information
- Access Denial Line



TRACT /

STATE OF TEXAS

96,427 sq.ft.

STATE	DIST.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	HIGHWAY NO.
06/9	05	035	F.M. 544